

**REGULAR CITY COUNCIL MEETING
OF THE GOVERNING BODY OF
THE CITY OF BLANCO**

August 9, 2022

6:00 PM

Gem of the Hills, 2233 US 281, Blanco, Texas 78606

Please join my meeting from your computer, tablet, or smartphone.

Video call link: <https://meet.google.com/cmg-idwj-pgp>

Or dial: (US) +1 470-242-8734 PIN: 776 631 487#

Notice is hereby given that a regular meeting of the governing body of the City of Blanco will be held on August 9, 2022, at 6:00 pm at Gem of the Hills, 2233 US 281, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call/Establish a quorum:
Mayor Rachel Lumpee (Present/Absent)
Mayor Pro-Tem Barron (Present/Absent)
Councilmember McClellan (Present/Absent)
Councilmember Smith (Present/Absent)
Councilmember Thrailkill (Present/Absent)
Councilmember Divine (Present/Absent)

PLEDGE OF ALLEGIANCE

2. Announcements (No Action May Be Taken)
3. Public Comments: The City Council welcomes public comments at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Council cannot respond to matters not listed on the agenda until a future meeting.

Hearing:

1. Hearing on Appeal of Vested Rights Determination---Vapor Genius (No Action)

Presentations:

1. Presentation by 7 Oaks, LLC, Concept Plan (Owner: Matt and Martha Herden).
2. Presentation by Blanco Historic Preservation Commission, Billie Jean Kutzer, Chair.

Staff Presentations:

1. City Hall (Warren Escovy)
2. Police Department, (Chief Rubin)

Consent Agenda: *The following items may be acted upon in one motion.* No separate discussion or action is necessary unless requested by the Mayor or a Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the July 12, 2022, Budget Workshop.
2. Approval of Minutes from the July 12, 2022, Regular City Council Meeting and Public Hearing.
3. Approval of Resolution 2022-R-005 Adopting Capitalization Policy (Sasha Ricks, Finance Director).
4. Approval of Audit for Fiscal Year Ending September 30, 2021, by Belt Harris Pechacek, LLLP.
5. Approval of Engagement Letter between the City of Blanco and Belt Harris Pechacek to Perform Single-Audit for Fiscal Year Ending September 30, 2021, at a Cost of \$16,820.00 (Warren Escovy, City Administrator).
6. Approval of Electronic Ticket Writers for use with Municipal Court Fundview Software at a Cost of \$27,600 to be Paid out of the Municipal Court Technology Fund.

New Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Action on Adoption of Moratorium on any New Public Improvement Districts (PID) Until Such Time as City Council Approves a Public Improvement District (PID) Policy.
2. Consideration, Discussion, and Take Action on Adoption of General Policy for the City of Blanco relating to Public Improvement Districts (PID).
3. Discussion, Consideration, and Take Action on Approval of Improvements at the Intersection of 3rd Street and Pecan Street. (Warren Escovy, City Administrator).
4. Discussion, Consideration, and Take Action on Approval of Los Altos Subdivision, Phase 1, Final Plat, Located at 11th Street and Mesquite (Owner: Hugo Elizondo, Jr., JLE Investment Properties, LLC). (Warren Escovy, City Administrator).
5. Discussion, Consideration, and Take Action on Approval of Resolution 2022-R-0xx Authorizing the Creation of a Highway 281 Task Force and the Development of a Related Draft Communications, Outreach, and Engagement Strategy and Plan.

Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Sections 551.071, 551.072, and 551.074.

1. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate): to wit, Discussion with legal counsel to obtain legal advice related to possible reclaimed water contract between City and Chamaco Mio Investments, LLC.
2. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct, Confer with City Attorney regarding Proposed Public Improvement District (PID), Palmco, Inc.

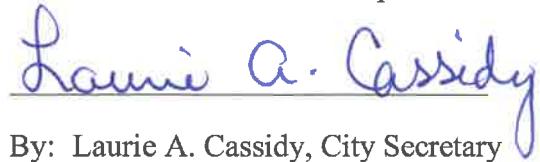
3. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
4. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding Canyon Lake Water SC (CLWSC); Water Valuation with West Water, City's interest undivided interest.
5. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding City Property Evaluations at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres), City's interest.
6. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct: to wit, Discussion with legal counsel to obtain legal advice related to appeal of vested rights determination—Vapor Genius.
7. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct: to wit, Discussion with legal counsel to Negotiate Water Contract.
8. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.

Take any action as a result of Executive Session.

Adjournment

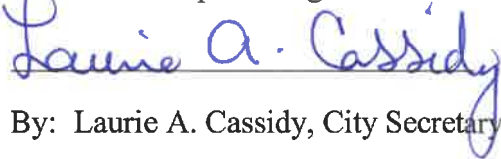
This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting, considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

The Council may vote and/or act upon each of the items set out in this agenda. The City Council for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Section 551.071 (consultation with Attorney), Texas Government Code Section 551.072 (Real Estate), and Texas Government Code Section 551.074 (Personnel Matters). The City Council for the City of Blanco may discuss, consider and/or act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.



By: Laurie A. Cassidy, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Blanco is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 5th day of August 2022 before 5:00pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.



By: Laurie A. Cassidy, City Secretary